

scuba.com

1752

±19,480 SF FREESTANDING BUILDING
FOR LEASE 1752 LANGLEY AVE.
IRVINE | CA



±19,480 SF
FREESTANDING
BUILDING



±0.76 AC.
LOT SIZE



±10,411 SF
OFFICE



3 GL DOORS

CONTACT EXCLUSIVE LISTING AGENTS:



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PROPERTY HIGHLIGHTS

- ±19,480 SF Freestanding Building
- ±0.76 Acre Lot
- ±10,411 SF Office Space
- ±9,069 SF Warehouse
- Divisible from ±9,740 SF to ±19,480 SF
- Fenced Yard
- (3) Ground Level Doors
- Power: 800 Amps, 277/480v (Verify)
- 16 Ft. Clearance
- 2:1000 Parking
- Warehouse Skylights & HVAC
- Prestigious IBC 5.1 Zoning
- APN: 430-122-04

Located within the prestigious Irvine Business Complex (IBC), 1752 Langley Avenue, Irvine, benefits from the highly versatile 5.1 zoning designation, which is tailored to accommodate a wide range of business uses. This zoning allows for flexibility in operations, including office spaces, light industrial activities, warehousing, and distribution, making it ideal for businesses seeking adaptability in their operations. The property itself features ±19,480 SF of freestanding space, including ±10,411 SF of office & ±9,069 SF of warehouse space, complimented by (3) ground level doors and a fenced yard for added functionality.

The IBC is a dynamic commercial hub strategically located near major transportation routes, including the 55 freeway, offering unparalleled connectivity for businesses. Surrounded by a thriving network of enterprises, amenities, and services, the area fosters collaboration and growth, making it a prime location for businesses looking to thrive in Southern California.

With the added advantage of flexible lease terms and expert guidance from exclusive listing agents Mike Barreiro, Charles Johnson, and Jeff Jiang, this property is an exceptional opportunity for business owners to leverage the benefits of IBC's 5.1 zoning and establish a strong presence in one of Irvine's most sought-after business districts.

Langley Ave

Langley Ave



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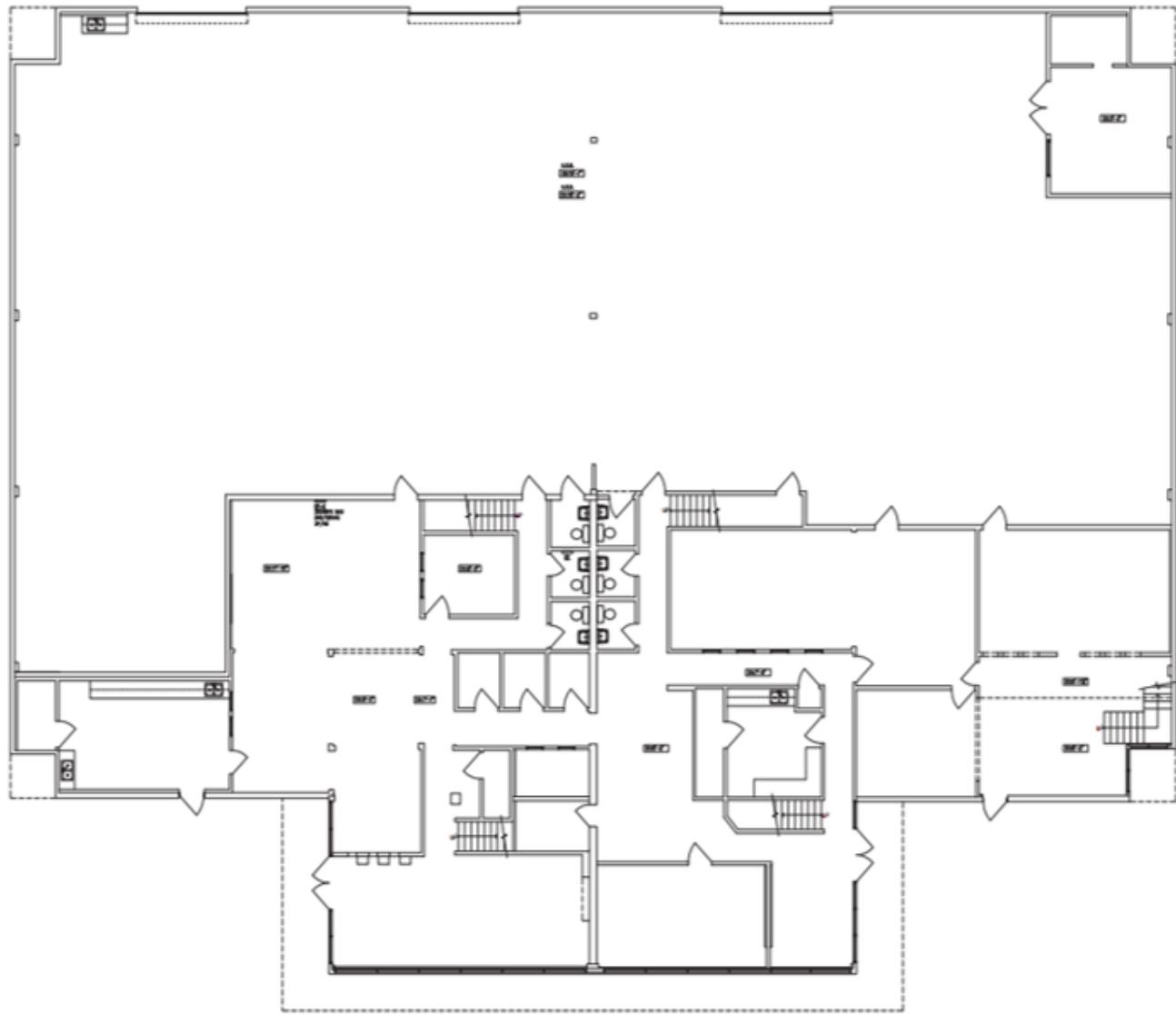


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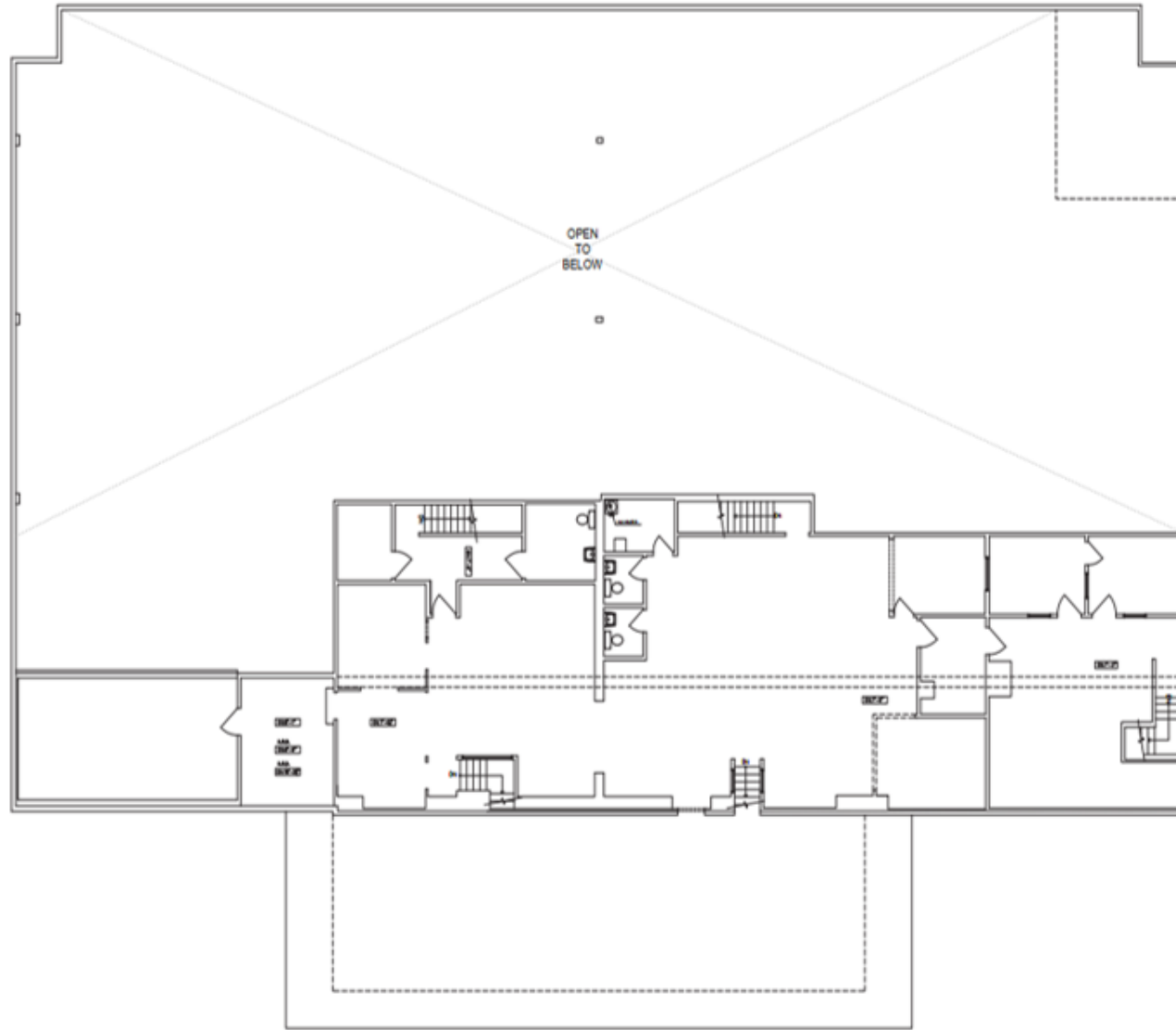
FIRST FLOOR

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SECOND FLOOR

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PHOTOS

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AMENITIES MAP

